

**Regular Meeting
Town of Vernon Economic Development Commission
Wednesday, September 12, 2018 at 7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place - Vernon, CT 06066**

MINUTES

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VERNON TOWN CLERK
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1. **Call to Order** – The meeting of the Economic Development Commission was called to order by Vice Chairman Bill Breslau at 7:40 am. Members also present: Jim Sendrak, Meghan Scranton, Bruce Kloter, Dan Kennedy. Members absent: Jeffrey Cohen, Peter Olson, Bill McGurk, Jeff Adamson, and Bruce Kellogg. Also in attendance was Shaun Gately, Economic Development Coordinator and Leslie Campolongo, Recording Secretary.
2. **Public Forum** – There was no one present for public forum.
3. **Approval of Minutes** – Motion made by Mr. Sendrak to approve the minutes from the November 8, 2017 meeting. Motion seconded by Scranton. Motion passed unanimously.
4. **Item # 5A Abatement application for 97 Main Street.**
Vice Chairman Breslau requested the order of the Agenda be modified to address *Item # 5A Abatement application for 97 Main Street*. Mr. Breslau requested that his previous representation as an attorney for Ticket Network be noted for the record. He also stated that he no longer represents the firm in any regard.

Matt Gunter, corporate council for Ticket Network spoke to the Commission regarding the pending application for tax abatement for 97 Main Street. Mr. Gately reminded that commission that they serve in an advisory capacity to the Mayor. The Commission reviewed a draft letter provided by Mr. Gately. Discussion took place. Mr. Kloter suggested that a modification to the letter include a clause that Ticket Network would remain at the site for a determined number of years. Mr. Gately advised that this would be a Town Council action.

ACTION: Mr. Sendrak motioned that the Economic Development Commission recommend of a tax abatement for 97 Main Street. Ms. Scranton seconded the motion. Motion was approved unanimously.

5. **Economic Development Status Update** – Mr. Gately provided an update on the following projects.
 - A. Current Projects
 - **200 West Main St** – Town has completed its activity associated with the grant it obtained on behalf of the project. Several activities are planned for the location.
 - **Amerbelle Mill** – Mr. Gately informed the commission that a connectivity grant has been obtained that will connect several trails in downtown Rockville, and will pass through the Amerbelle site, and across the street to 19 Grove, and up to the former Minterburn Mill.
 - **206 Talcottville Rd (spec retail plaza)** - granted a variance to hold a liquor store.

Commissioner Kennedy left the meeting at 8:34 am. Mr. Gately informed the commission that

with his departure there was no longer a quorum and that no votes may be taken.

- **243 Talcottville Rd (Trail Run apartments)** – Project is on schedule. There have been some plan modifications needed as construction proceeds.
- **129 Talcottville Rd. and 145 Talcottville Rd (Wendy's, retail and storage)** – Project is in underway. The Wendy's restaurant is to be open by November 1, 2018.
- **14 Hyde Ave (Multi Family/ commercial)** – Project will need State Traffic Authority review due to the impact on traffic in that area.
- **713 Talcottville Rd. (Scranton Powersports)** – Anticipated opening is set for November 1, 2018.
- **56 Talcottville Rd (potential projects)** – Former Exxon Mobil near Tri-City Plaza. Remediation involved monitoring wells on the site. Any future development will likely require same procedure, and perhaps a property restriction of use.
- **240-246 Hartford Tpke. (potential projects)** – Former Yankee Gas storage, located behind Wood and Tap. Investigating a potential development of that parcel.

6. New Business

A. Abatement application for 97 Main Street- Discussion and action taken in Item #4. above.

B. Other Grant Applications- Opportunity Zone status – The Town's application for Opportunity Zone designation was denied by DECD. 72 opportunity zones were chosen across 27 municipalities in Connecticut.

7. Old Business

A. Three-year Plan discussion- The Plan of Conservation for the Town is revisited every ten years. Mr. Gately expressed that the Economic Development Commission may be requested to take an active part in assisting with the development of a portion of that plan.

- **Gateway enhancements/signage** –all of these signs are placed at state-owned locations. The Town is actively working with the DOT to maintain these sites, and Mr. Gately will continue to work with the state on this matter.

B. Community Outreach/Events

- **Cluster centered event concept** – Mr. Gately reported that the Hockanum BrewFest was a successful event. Mr. Sendrak shared some of the highlights of the event held on April 21, 2018. Planning is underway for next year's event. He will keep the commission apprised of developments.
- **Review of Implementation Plan and Three year Plan** – Discussion took place in 7A.

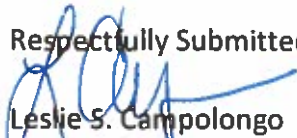
8. Ribbon Cuttings/ Ground Breakings/ New Businesses

Mr. Gately reported that a ribbon cutting for Solinsky Eye Care took place on July 12, 2018.

9. Adjournment

Mr. Breslau adjourned the meeting at 9:00 am

Respectfully Submitted:



Leslie S. Campolongo
Recording Secretary